



Iowa Department of Administrative Services

*Government's Partner in Achieving Results*

Governor Terry E. Branstad

Lt. Governor Kim Reynolds

Mike Carroll, Director

Date: January 28, 2011

To: Michael Marshall, Secretary of the Senate  
Charlie Smithson, Chief Clerk of the House of Representatives  
Glenn Dickinson, Director, Legislative Services Agency

From: Mike Carroll, Director  
Department of Administrative Services

RE: 2010 Capitol Planning Commission Annual Report

Pursuant to Code of Iowa, Chapter 8A.373, please find attached the Capitol Planning Commission's 2010 Annual Report.

If you have any questions or need additional information, please contact Mark Johnson, Legislative Liaison, at 281-4742.

# Capitol Planning Commission 2010 Annual Report



Capitol Complex from the 2010 Master Plan

January 28, 2011

**The Capitol Planning Commission is authorized under  
Chapter 8A.371—378 of the Code of Iowa.**

*“It shall be the duty of the commission to advise upon the location of statues, fountains and monuments and the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds as now encompassed or as subsequently enlarged, and repairs and restoration thereof, and it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon the commission for such advice.*

*“The commission shall, in cooperation with the director of the department of administrative services, develop and implement within the limits of its appropriation, a five-year modernization program for the capitol complex.*

*“The commission shall annually report to the general assembly its recommendations relating to its duties under this section. The report shall be submitted to the chief clerk of the house and the secretary of the senate during the month of January.”*

—Code of Iowa, Chapter 8A.373

Date: January 28, 2011

To: Mr. Michael Marshall, Secretary of the Senate  
Mr. Charles Smithson, Chief Clerk of the House

I am pleased to submit the Capitol Planning Commission’s Annual Report for 2010 to the Legislature. If you have any questions, please contact Mike Carroll, Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission.

Sincerely,

  
Brice Oakley, Chair  
Capitol Planning Commission

## Table of Contents

Table of Contents .....	2
Vision .....	2
Executive Summary .....	2
Building Renovation, Restoration and Placement .....	3
Master Plan Update .....	3
Iowa Utilities Board/Office of Consumer Advocate Building .....	4
Other Related Capitol Complex Projects .....	4
Monuments and Site Features .....	6
Proposals for Monuments and Site Features .....	6
Modernization Program for the Complex .....	7
FY2011 Infrastructure Funding Requests and Appropriations .....	7
FY2012 Infrastructure Funding Requests and Rankings .....	8
Resolution in Appreciation of Ray Walton .....	10

## Vision

**The vision set forth in the Capitol Complex Master Plan is for a Capitol Complex that exemplifies in setting and function the dignity it embodies in spirit and purpose.**

### 2010 Members of the Capitol Planning Commission

Brice Oakley, Chair

Catherine Brown (Vice-Chair)

Scott Brown

Molly Clause

Elizabeth Isaacson

Carl Voss

Senator Matt McCoy

Senator Ronald Wieck

Representative Ralph Watts

Representative Ako Abdul-Samad

Ray Walton, Secretary

Director, Department of Administrative Services

***This year the Capitol Planning Commission met on January 7, July 21, and October 21. For further information, contact staff members Nancy Williams, 515-281-7259, or Dean Ibsen, 515-281-6051, of the Department of Administrative Services.***

## Executive Summary

The Capitol Planning Commission has spent many hours studying the location of statues, fountains and monuments, and the placing of buildings on the capitol grounds; including the type of architecture and construction of any new buildings as well as the restoration of existing buildings and monuments. This study has culminated in the 2010 Master Plan Update. The Capitol Planning Commission respectfully requests that legislators



familiarize themselves with the 2010 Master Plan Update as well as this 2010 Capitol Planning Commission annual report.

This 2010 Annual Report further summarizes the work of the Commission during the last year and provides planning recommendations for the future of the Capitol Complex. Please note that Iowa Code Chapter 8A.373 provides that, before any physical changes are made to the state capitol complex "it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon" the Capitol Planning Commission for advice.

The Capitol Planning Commission members, as well as DAS Staff, welcome the opportunity to discuss future projects at the request of any legislator.

## **Building Renovation, Restoration and Placement**

*" ... the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds ... and repairs and restoration thereof ... "*

### ***Master Plan Update***

On January 7, 2010, the Capitol Planning Commission adopted the completed 2010 Master Plan for the Capitol Complex and presenting it to members of the legislature and others. The Master Plan will serve as a guiding document over the next 10 to 25 to 100 years. The plan replaces the 2000 Master Plan and was prepared with assistance from Confluence, a local landscape architecture and planning firm, in collaboration with Zimmer Gunsul Frasca Partnership, Jeffrey Morgan Architecture Studio, the Tilghman Group, and Snyder and Associates. Members of the planning team were involved in the development of the 2000 Master Plan. Beginning in early 2009, the consultants worked with the State to address short-term and long-term growth, safety and security, energy independence and sustainable design. They were charged with creating an iconic, world-class, vision for the Capitol Complex, demonstrating a marriage of the State Capitol's historic characteristics with this world vision, current realities and projected needs.

The Iowa Chapter of the American Planning Association presented Confluence, the lead planning firm on the project, with the Daniel Burnham Award for a Comprehensive Plan for its work on the Master Plan.



***Planning Commission Members and Staff upon adoption of the 2010 Master Plan***

For more information on the Master Plan, go to  
<http://das.gse.iowa.gov/statebldg/masterplan/>

***Iowa Utilities Board/Office of Consumer Advocate Building***

The Commission has closely followed construction of the new office building for the Iowa Utilities Board and the Office of Consumer Advocate and members toured the building in October. When the 44,000-square-foot building is completed in early 2011 it will be one of the most energy-efficient office buildings in Iowa. It is designed to use 63% less energy than a typical office building, which will result in significant operational cost savings as well. The facility will feature daylight harvesting, native prairie restoration, solar panels, a geo-thermal well field, and on-site reuse of storm water, resulting in less runoff. The State will be applying for LEED Platinum certification, the highest ranking on the U.S. Green Building Council's scale.

The State took possession of the Mercy Capitol building on December 15, 2009. The Planning Commission sees Mercy Capitol as a transitional building that can provide office space for state agencies for the near future. More importantly, the land on which the building stands is important to meeting future needs of the State.

***Other Related Capitol Complex Projects***

While the Master Plan provides a framework for the work of the Capitol Planning Commission, the success of any improvement project is in the details. In 2010, the Capitol Planning Commission meetings provided a forum for the Department of Administrative Services and others to discuss on-going improvement issues on the Capitol Complex, including discussions on the following projects:

- **Parking Lot Improvements**
  - The Wallace Building upper parking deck has been removed and the lower level parking area has been replaced with approximately 40 surface parking spaces.
  - DAS has requested additional funding from the Legislature to continue to improve and maintain are parking lots here at the Capitol Complex.
  
- **Pending Issues—Recommendations and implementation timelines on the following issues are now addressed in the updated Master Plan and are dependent upon the availability of funds to allow these concepts to move forward:**
  - Relocation of the Fleet Building. Relocation of the fleet gas station and the possible renovation of the Fleet Building for office or other uses have been discussed with the Commission. The Master Plan recommends relocation of these facilities off-complex within the next 10 years. A legislative initiative in 2010 called for the Department of Administrative Services to issue an RFP for relocation of the Fleet operations.
  - 707 East Locust (IACCT Building) and 709 East Locust (Row House). The Master Plan recommends removal of these two buildings as part of the final phase of the West Capitol Terrace project. Whether or not these buildings can be relocated remains to be seen. DAS has requested additional funding from the Legislature to continue with the 3rd phase of improvements. Demolition and/or removal of 707 and 709 East Locust at the west end of the Terrace is anticipated to take place in the spring of 2011.
  - The 2010 Master Plan recommends utilization of the recently acquired Mercy Capitol building as a transition space for offices and support services for the State until the property is needed for new facilities. Some functions have been relocated to the facility and the Commission supports continued and expanded utilization of the building.
  - The acquisition of other properties adjacent to the Capitol Complex is an ongoing discussion. The Master Plan recommends continued acquisition of properties so as to expand the boundaries of the complex to East 14<sup>th</sup> Street on the east, I-235 on the north, and Pennsylvania Avenue on the west.



***711, 709 and 707 E. Locust (left to right). 711 has already been removed. 709 and 707 will be moved or demolished so the West Capitol Terrace can be completed.***

- Related City of Des Moines Planning Issues—In October, Erin Olson-Douglas of the City of Des Moines planning staff, briefed the Commission on planning efforts in the East Village area and, in particular, in the newly designated Market District south of the East Village. With the extension of Martin Luther King, Jr. Parkway south of the Capitol Complex, redevelopment in this area will become an important consideration for the Capitol Planning Commission, the Department of Administrative Services and the Legislature.

## **Monuments and Site Features**

*“... advise upon the location of statues, fountains and monuments ...”*

### ***Proposals for Monuments and Site Features***

The Site Features Committee makes recommendations to the Commission on proposed monuments. The Committee has begun consideration of proposed plans:

- **Relocation of the Peace Officer’s Monument:**  
The Department of Public Safety proposed moving the Peace Officer’s Memorial from its current site north of the Lucas Building to a site northwest of the Public Safety Building. Some private fund raising has begun but the siting of the monument has not been finalized. This move is in keeping with the Master Plan, which calls for construction of a new office building at the current site of the monument. Also, as part of preliminary planning for the renovated Public Safety Building, a site directly north of the building was proposed for this monument. The site, now the location of the Fleet fueling station, is at the terminus of former Kasson Street and E. Walnut. These preliminary plans called for a complementary site feature anchoring east of the Public Safety Building at the



terminus of former Kasson Street and E. Court Avenue.

The Site Features Committee expects to continue work on this project in 2011.

- **Boulder Honoring Teachers:**

The Commission received a preliminary proposal from the Iowa Association of Health Physical Education Recreation Group to install a boulder on the hill north of West Capitol Terrace in honor of Iowa teachers. The rock would be in the vicinity of the boulder designating the former location of the Bryant School.

No further action has been taken pending further information from the sponsor.

- **Wind Turbine for IUB/OCA Building:**

The Iowa Utilities Board has been awarded a federal stimulus grant from the Office of Energy Independence to construct a wind turbine south of the new Iowa Utilities Board and Office of Consumer Advocate Building. The wind turbine proposal is in keeping with the goal to construct a model energy-efficient building. Staff members from the Iowa Utilities Board provided preliminary information to the Site Features Committee and to the Capitol Planning Commission.

Additional information will be presented to the Commission before the project moves forward.

- **Restoration of Japanese Bell Memorial:**

2011 marks the 50th anniversary of the Japanese Bell Memorial on the grounds of the Capitol Complex west of the Judicial Building. The structure was a gift to the State by grateful citizens of Yamanashi Prefecture in Japan after the famous “hog lift,” which delivered swine breeding stock to Japan after devastating floods in 1959. The Iowa Sister States is spearheading fund raising for repairs and maintenance to the structure in preparation for a visit to the site by the Governor of Yamanashi Prefecture in August, 2011.

The Commission supports the funding-raising effort and asks the Legislature to make up any shortfall in private fundraising to repair and endow the maintenance of the Japanese Bell Memorial.

## **Modernization Program for the Complex**

*“... develop and implement ... a five-year modernization program for the capitol complex.”*

### ***FY2011 Infrastructure Funding Requests and Appropriations***

Throughout the 2010 legislative session, the Commission was kept apprised of funding proposals for Capitol Complex needs. In particular, the Commission supported the following projects as top priorities (final actions by the 2010 legislature and project statuses are shown in parenthesis):

CPC Rank	FY2011 Infrastructure Offers for Capitol Complex	FY2011 Request
1	<b>Capitol Interior and Exterior Restoration Continuation</b> <i>(not funded)</i>	<b>\$5,800,000</b>
2	<b>West Capitol Terrace Phase 3</b> <i>(not funded)</i>	<b>\$1,250,000</b>
3	<b>Monuments and Artwork Repair and Restoration Program</b> <i>(not funded)</i>	<b>\$250,000</b>
4	<b>Capitol Complex Property Acquisition and Related Services</b> <i>(not funded)</i>	<b>\$1,000,000</b>
5	<b>Building and Grounds Renewal for Capitol Complex Buildings</b> <i>(not funded)</i>	<b>\$1,800,000</b>
6	<b>Capitol Complex Improvements and Infrastructure Planning (FY2013)</b> <i>(no funds requested for FY2011)</i>	<b>\$0</b>
7	<b>Building Repair vs. Replacement Assessment for IWD, Jessie Parker, Grimes, Fleet</b> <i>(not funded)</i>	<b>\$750,000</b>
8	<b>Capitol Complex Parking Lot Improvements</b> <i>(not funded)</i>	<b>\$3,865,000</b>
9	<b>Capitol Complex Court Avenue Bridge Replacement</b> <i>(not funded)</i>	<b>\$900,000</b>

### ***FY2012 Infrastructure Funding Requests and Rankings***

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2012 through FY2016. Of particular interest to the Commission and their top priorities are those projects that strongly support the goals of the Commission and the Master Plan:

CPC Rank	*Category	Dept. Rank	FY2012 Infrastructure Offers for Capitol Complex	FY2012
01	C	16	<b>Building Repair vs. Replacement Assessment for IWD, Jessie Parker, Grimes, Fleet</b>	<b>\$750,000</b>
02	B	13	<b>Capitol Complex Property Acquisition and Related Services</b>	<b>\$1,000,000</b>
03	B	14	<b>Monuments and Artwork Repair and Restoration Program</b>	<b>\$250,000</b>
04	C	17	<b>Capitol Interior and Exterior Restoration Continuation</b>	<b>\$2,100,000</b>
05	C	15	<b>West Capitol Terrace Phase 3</b>	<b>\$1,250,000</b>
06	C	18	<b>Relocation of Fleet Fueling Station</b>	<b>\$600,000</b>
07	B	09	<b>Capitol Complex Alternative Energy Systems</b>	<b>\$250,000</b>
08	B	12	<b>Capitol Complex Parking Lot Improvements</b>	<b>\$3,865,000</b>
09	C	20	<b>Capitol Complex Court Avenue Bridge Replacement</b>	<b>\$900,000</b>

#### **\*CATEGORIES**

- A** Health, Life Safety, Critical Functional Improvements
- B** Functional Improvements
- C** Master Planning, Desirable, Aesthetic Needs
- 0** Operational Needs
- E, F** Non-Infrastructure Requests
- D** Out-Year Requests

The Commission also recognizes the importance of repairing and improving the existing infrastructure on the Capitol Complex and agrees with the Department's following requests and proposed rankings without further comment, except to say that the Commission supports continuation of the Capitol Shuttle Service, which is in keeping with the 2010 Capitol Complex Master Plan:

CPC Rank	Category	Dept. Rank	FY2012 Department of Administrative Services Infrastructure Offers	FY2012
-	A	01	Statewide Routine and Essential Building Maintenance	\$20,000,000
-	A	02	Statewide Major Building Maintenance	\$40,000,000
-	A	03	Iowa Building (Mercy Capitol) Operations	\$1,059,766
-	A	04	Fire Protection for Facilities Management Center and Central Energy Plant	\$300,000
-	A	06	Capitol Complex Relocation and Leasing Expenses	\$1,800,000
-	A	07	Complex Pedestrian /Utility Tunnel Repairs (Continuation)	\$1,900,000
-	A	08	Historical Building Exterior Repairs and Preliminary Future Planning	\$1,187,500
-	A	10	Building and Grounds Renewal for Capitol Complex Buildings	\$1,800,000
-	A	11	Ola Babcock Miller Building Stone Restoration	\$150,000
-	D	22	Iowa Building (Mercy Capitol) Infrastructure Improvements	\$0
-	D	23	Improvements to Central Energy Plant to Improve Continuity of Government in the Event of Natural Disaster or Emergency Situations	\$0
-	D	24	Capitol Complex Electrical Distribution System Upgrade (Completion)	\$0
-	D	25	Facilities Management Center and Central Energy Plant Façade and Grounds Improvements	\$0
-	D	26	Capitol Complex Improvements and Infrastructure Planning (FY2013)	\$0
N/A	E	05	I3 Distribution (non-Vertical Infrastructure request)	\$3,700,000
N/A	F	19	Capitol Shuttle Service/Bus Pass Program (non-Vertical Infrastructure request)	\$200,000
N/A	F	21	I3 - HR/Payroll Evaluation (non-Vertical Infrastructure request)	\$250,000
			<b>FY2012 Request Totals</b>	<b>\$83,312,266</b>

As Director of the Department of Administrative Services, Ray Walton has provided endless support to the mission of the Capitol Planning Commission. We wish to recognize his commitment, dedication and public spirit.

## **Resolution in Appreciation of Ray Walton**

### **Resolution**

**Ray Walton, Director  
Iowa Department of  
Administrative Services**

**Whereas**, Iowans for nearly 140 years have treasured their Capitol Building as a collective physical symbol of this State's commitment to excellence in governance, and

**Whereas**, For Iowans there is no more important statement of this state's civic values than its beautiful capitol and its grounds, and

**Whereas**, Our Capitol has been in the care of Ray Walton as director of the Department of Administrative Services during a critical period of planning for the future of this magnificent place, and

**Whereas**, In the years to come Ray Walton's commitment to the development and publication of the award-winning 2010 Capitol Master Plan will stand as a gift to the State of Iowa and its people,

**Now Therefore Be It Resolved**, that the Commissioners of the Iowa Capitol Planning Commission, collectively and personally, do hereby express appreciation to Ray Walton for his service and, on behalf of a grateful People, convey to him the assurance that his vision will continue to guide our own work, and

**Be It Further Resolved**, that this resolution be memorialized in the proceedings of this Commission and included in its 2010 Annual Report to the Governor and the General Assembly of the State of Iowa.

Capitol Planning Commission for the State of Iowa

Brice Oakley, Chair  
Cathy Brown, Vice-Chair  
Scott Brown  
Molly Clause  
Elizabeth Isaacson  
Carl Voss  
Representative Ako Abdul-Samad  
Senator Matt McCoy  
Senator Ron Wieck  
Representative Ralph Watts

Adopted January 19, 2011